



**FARMERS
BRANCH**

ORDINANCE NUMBER 2092

AN ORDINANCE OF THE CITY OF FARMERS BRANCH, TEXAS, AMENDING THE COMPREHENSIVE ZONING ORDINANCE OF THE CITY OF FARMERS BRANCH, TEXAS, AS HERETOFORE AMENDED SO AS TO GRANT A SPECIFIC USE PERMIT FOR "GENERAL ENGINE REPAIRS" ON PROPERTY LOCATED AT 2409 VALWOOD PARKWAY AND WITHIN THE PLANNED DEVELOPMENT NO. 33 ZONING DISTRICT; ESTABLISHING CONDITIONS OF OPERATION; PROVIDING FOR A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS (\$2,000.00) FOR EACH OFFENSE; PROVIDING A SEVERABILITY CLAUSE; PROVIDING FOR INJUNCTIVE RELIEF; AND DECLARING AN EFFECTIVE DATE.

Whereas, the Planning and Zoning Commission of the City of Farmers Branch and the governing body of the City of Farmers Branch, in compliance with the Charter of the City of Farmers Branch, and the State Law with reference to granting of a Specific Use Permit under the Zoning Ordinance Regulations and Zoning Map have given the requisite notices by publication and otherwise, and after holding due hearings and affording a full and fair hearing to all property owners generally, and to the persons interested and situated in the vicinity thereof, the governing body of the City of Farmers Branch is of the opinion that said change in zoning should be made:

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF FARMERS BRANCH, TEXAS:

SECTION 1. That the Comprehensive Zoning Ordinance of the City of Farmers Branch, Texas, be, and the same is hereby amended by amending the Zoning Map of the City of Farmers Branch so as to grant a Specific Use Permit for "General Engine Repairs" in the Planned Development No. 33 (PD-33) zoning district.

SECTION 2. That said "General Engine Repair" facility shall be constructed and operated in the manner setforth on the approved site plan attached as Exhibit "A".

SECTION 3. That the General Engine Repairs shall be specifically located at 2409 Valwood Parkway as shown on Exhibit "A" and shall be operated in conformance with the following conditions:

- 1) All repair activities shall take place exclusively within the building.
- 2) Paint and body repair work is prohibited.
- 3) Until such time that it is paved or built upon, the entire area of the lot to the west and north of the existing building shall be planted with turf grass or other vegetative ground cover, subject to Staff approval, and irrigated with an automatic irrigation system. Design of the irrigation system shall also be subject to Staff approval.
- 4) Any vehicles kept on-site during hours in which the facility is not open to the public shall be stored indoors.
- 5) All vehicles located outside the building at any time, shall possess both a valid license plate tag and State inspection sticker and shall at all times be parked on an improved surface of either concrete or asphalt.
- 6) All areas accommodating motor vehicles (i.e., driveways, parking and maneuvering areas) shall be paved with either asphalt or concrete in accordance with City of Farmers Branch engineering standards.
- 7) The sale of motor vehicles is prohibited.
- 8) The dumpster and associated screening shall be relocated to the rear of the lot and a paved driveway extending from the existing approach on Spring Valley Lane to the pavement in front of the building shall be constructed to provide access to the site and dumpster.

SECTION 4. That the above described property shall be used only in the manner and for the purpose provided by the Comprehensive Zoning Ordinance of the City of Farmers Branch as herein amended and by the granting of a specific use permit for a "General Engine Repair Use."

SECTION 5. That any person, firm or corporation violating any of the provisions or terms of this ordinance shall be subject to the same penalty as provided for in the Comprehensive Zoning Ordinance of the City of Farmers Branch, and upon conviction shall be punishable by a fine not to exceed the sum of Two Thousand Dollars (\$2,000.00) for each offense.

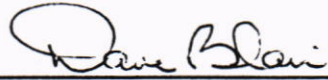
SECTION 6. If any section, paragraph, subdivision, clause, phrase or provision of this ordinance shall be judged invalid or unconstitutional, the same shall not affect the validity of this ordinance as a whole or any portion thereof other than that portion so decided to be invalid or unconstitutional.

SECTION 7. In addition to, and accumulative of all other penalties, the City shall have the right to seek injunctive relief for any and all violations of this ordinance.

SECTION 8. This ordinance shall take effect immediately from and after its passage and publication of the caption of said ordinance, as the law in such case provides.

DULY PASSED BY THE CITY COUNCIL OF THE CITY OF FARMERS BRANCH, TEXAS, on this the 4th day of October, 1993.

APPROVED:



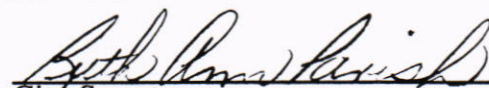
Mayor

APPROVED AS TO FORM:

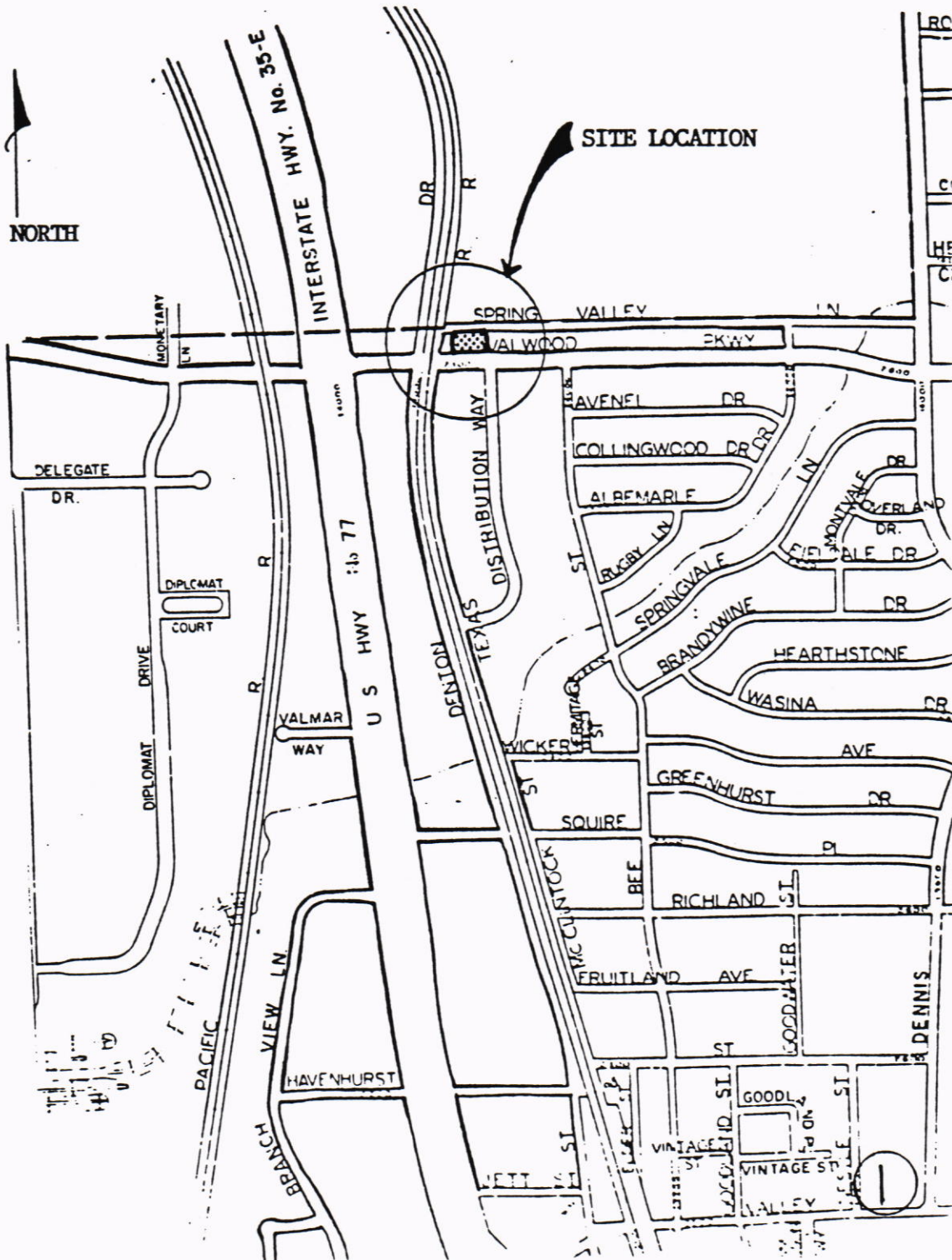


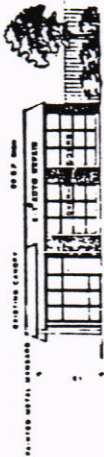
City Attorney

ATTEST



City Secretary





SOUTH ELEVATION (CURRENT)



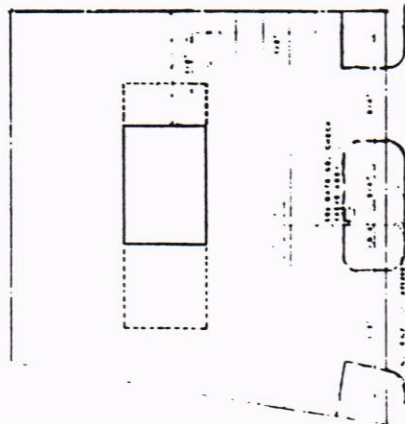
SOUTH ELEVATION (FUTURE) 3/13/37 - 1'0"



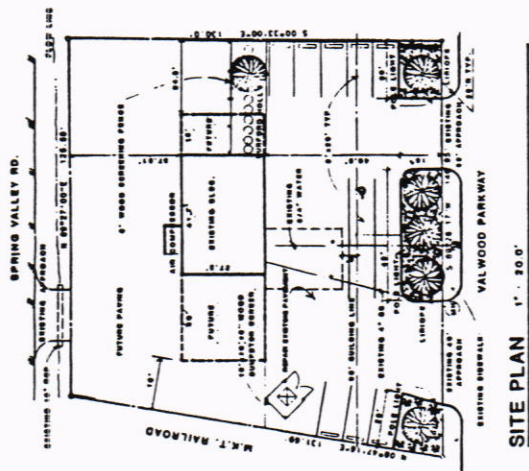
EAST ELEVATION (WEST SIDE)



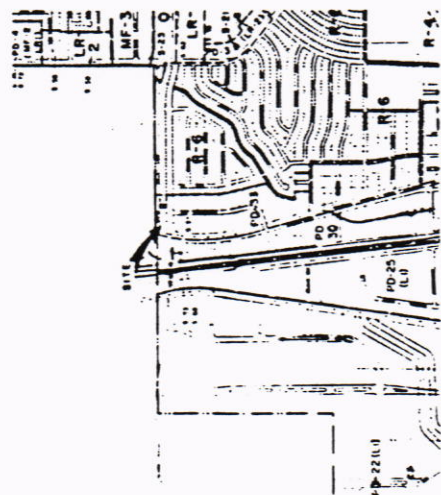
NORTH ELEVATION (FUTURE)



IRRIGATION PLAN



SITE PLAN 1" = 20'0"



VICINITY PLAN

LEGAL DESCRIPTION
BEING ALL OF THAT CERTAIN LOT, TRACT, OR PARCEL OF LAND
SITUATED IN THE JAMES A. ARMSTRONG SURVEY, ABSTRACT NO. 28,
IN THE CITY OF FARMERS BRANCH, DALLAS COUNTY, TEXAS, AND
BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT AN IRON ROD FOUND FOR CORNER AT THE INTERSECTION
OF THE SOUTH LINE OF SPRING VALLEY ROAD (30' R.O.W.) AND THE
EAST LINE OF THE M.T. RAILROAD (100' R.O.W.);

THENCE N 89°37'00" E A DISTANCE OF 135.16 FEET ALONG SAID
SOUTH LINE TO A "T" POST FOUND FOR CORNER;

THENCE S 00°33'00" E A DISTANCE OF 130.9 FEET TO A "T" CUT IN
CONCRETE IN THE NORTH LINE OF VALWOOD PARKWAY (100' R.O.W.);

THENCE S 89°28'17" W A DISTANCE OF 148.96 FEET ALONG SAID
NORTH LINE TO A "T" CUT IN CONCRETE AT THE INTERSECTION OF
SAID NORTH LINE WITH THE EAST LINE OF SAID M.T. RAILROAD;

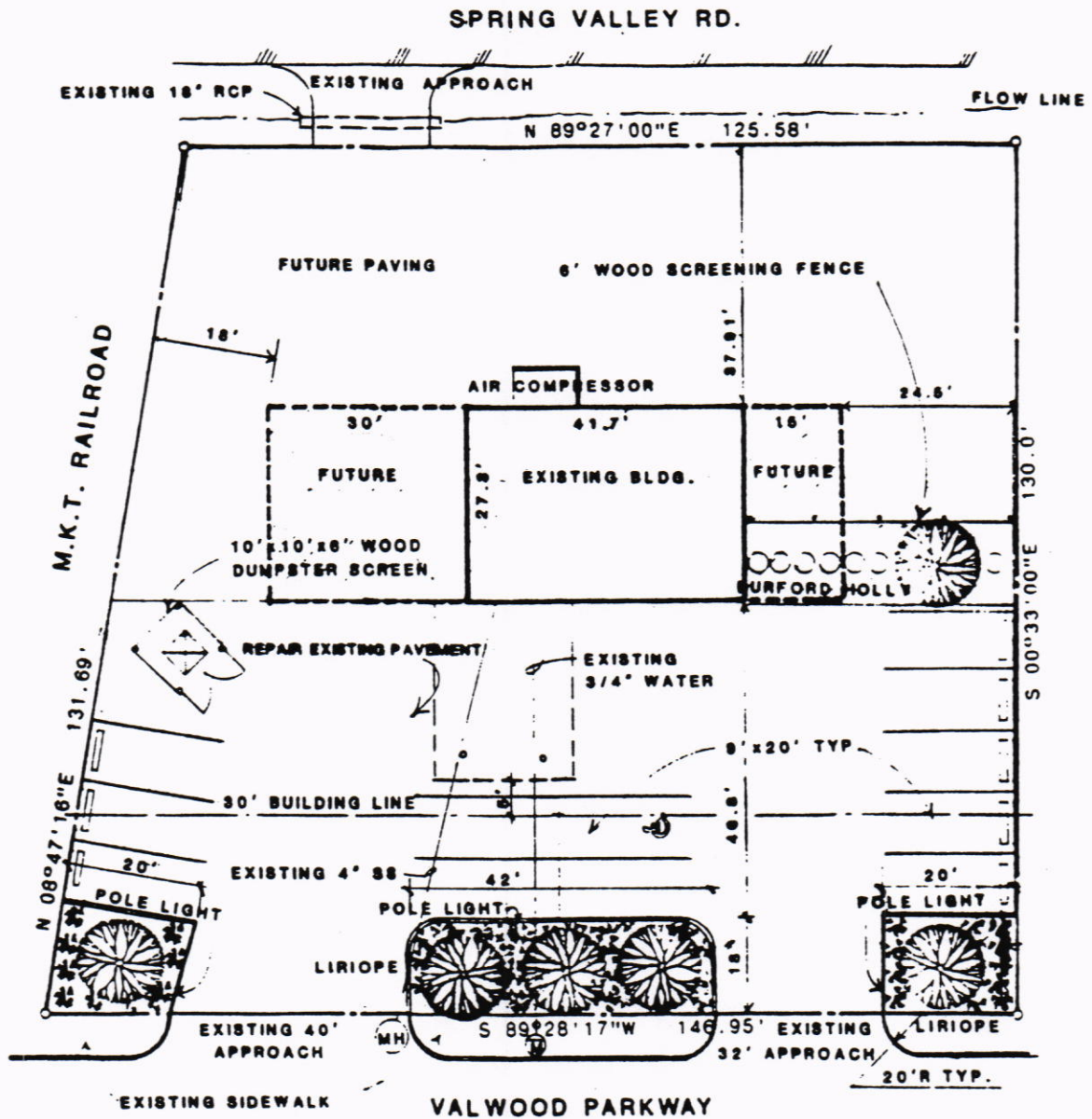
THENCE N 00°47'16" E A DISTANCE OF 131.99 FEET ALONG SAID EAST
LINE OF SAID RAILROAD TO THE POINT OF BEGINNING AND
CONTAINING 0.40 ACRES OF LAND, MORE OR LESS

11/17/2019
11/17/2019
08/13/2019
08/13/2019

Colvert & Co. Architects, Inc.
1101 Elm A. # 101
Corvallis, OR 97330
(503) 446-0493

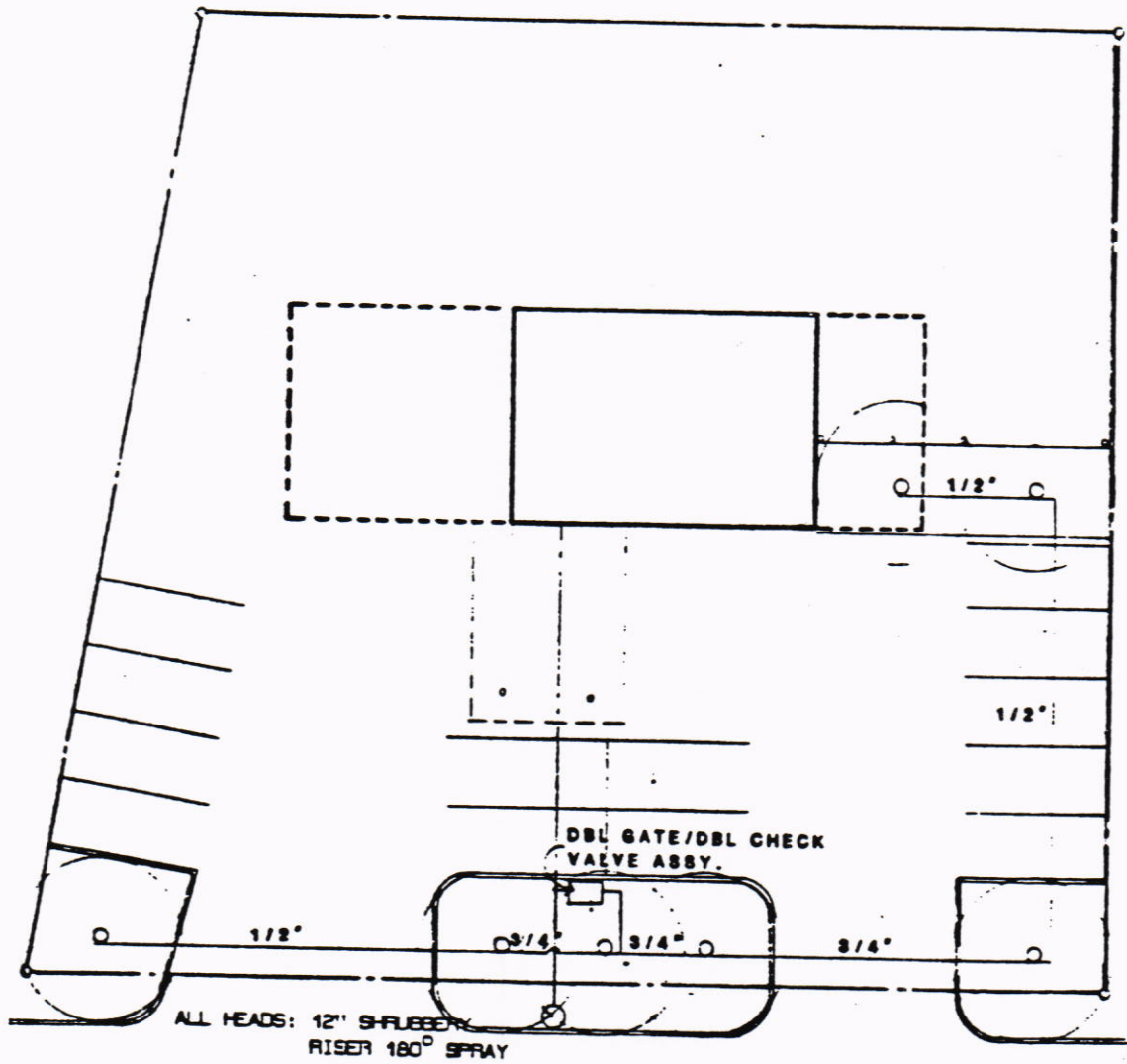
sheet
of

A-1 FOREIGN & DOMESTIC AUTO REPAIR
2409 VALWOOD PARKWAY
FARMERS BRANCH, TEXAS



SITE PLAN 1" = 20.0'

SITE PLAN - DETAIL



IRRIGATION PLAN